

Housing

College Station's housing stock consists of low to medium density single-family dwellings and various multi-family housing subtypes, designed primarily to support the University's large off-campus housing needs. The median rent has increased 68% from \$356 in 1990 to \$597 in 2000. The median value of owner-occupied units has shown a tremendous increase as well. In 2000, the median value was \$119,500, which is an increase of 50% since 1990.

Table 3: Housing Occupancy and Tenure, 1990 - 2000

	1990		2000	
	Number	Percent	Number	Percent
Housing Occupancy				
<i>Total Housing Units</i>	19,845	100.0%	26,008	100.0%
Occupied Housing Units	17,878	90.1%	24,961	94.8%
Vacant Housing Units	1,967	9.9%	1,363	5.2%
For seasonal, recreational or occasional use	89	0.4%	111	0.4%
Homeowner vacancy rate		3.2%		1.4%
Rental Vacancy rate		8.9%		5.0%
Housing Tenure				
<i>Occupied Housing Units</i>	17,878	100.0%	24,961	100.0%
Owner Occupied	4,286	24.0%	7,546	30.6%
Renter Occupied	13,592	76.0%	17,415	69.4%

Source: U.S. Census Bureau

According to sample data taken in the 2000 Census, there are 26,008 housing units in College Station. Of these, approximately one-third are single-family detached. The table below shows the distribution of housing units by various types.

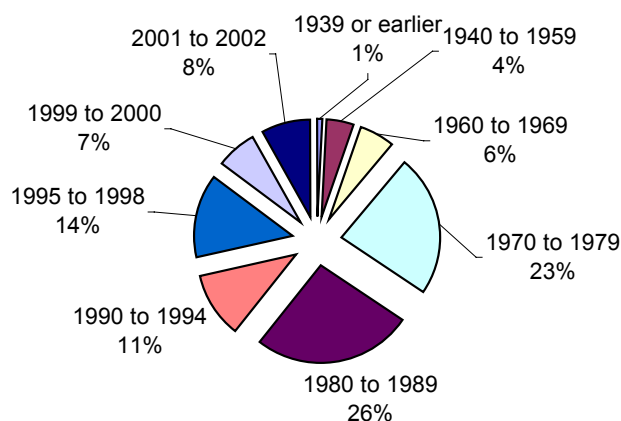
Table 4: Housing Types in College Station

Housing type	1990		2000	
	Number	Percent	Number	Percent
Total Units	19,845	100.0%	26,008	100.0%
Single-family detached	5,606	28.3%	8,706	33.8%
Single-family attached	1,086	5.5%	1,374	5.3%
2-4 units	4,246	21.4%	5,694	21.9%
5-9 units	2,508	12.6%	2,899	11.1%
10 or more units	5,980	30.1%	6,776	26.1%
Mobile Home	419	2.1%	469	1.8%

Source: U.S. Census Bureau

The ratio of single-family detached dwellings increased while the overall ratio of multi-family dwellings decreased during the period 1990 – 2000. This indicates a diversification of the population with an influx of families. The ratio of mobile homes also decreased slightly. In 2000, duplexes accounted for 6.4 percent of the housing types and structures with 20 or more units accounted for 14.9 percent.

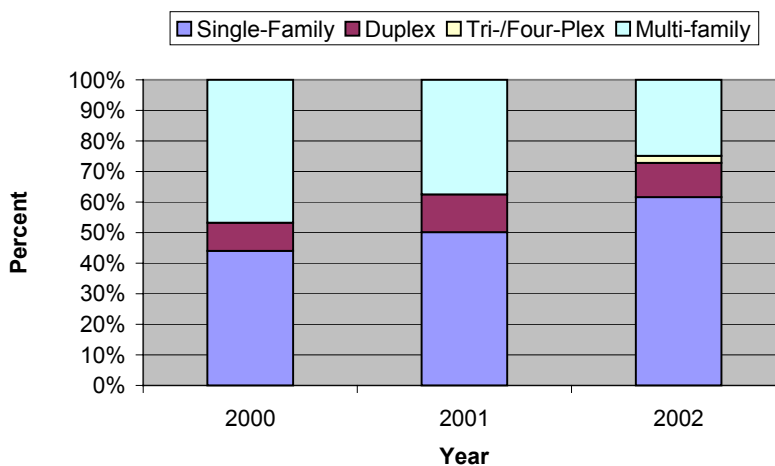
Figure 9: Year Structure Built



Source: U.S. Census Bureau & CoCS Development Services

Since the 2000 Census, the nature of dwelling unit construction has indicated a swing to a diversifying population base, if not economy.

Figure 10: New Dwelling Unit Construction by Type, 2000-2002



Source: CoCS Development Services
